WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Bill Garrett
Batch# 31797
11/30/2017 01:51:49 PM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARR
2 pgs

20171130-0122349

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Coreshar C. King, an unmarried woman, unmarried woman	Peoples Home Equity, Inc.	059040A21300CO
(NAME) 3241 Woodpoint Dr.	(NAME) 170 N. Seven Oaks	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN MOORE, JR. AND SARAH MOORE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CORESHAR C. KING, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 169, on the Final Plat of Phase 4, 5, & 6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Brian Moore, Jr. and Sarah Moore, husband and wife, by Quitclaim Deed from Brian Moore, Jr., a married man, of record in Instrument 20130429-0042199, said Register's Office, dated February 15, 2013. See also prior deed of record in Instrument 20081231-0123854, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20050207-0013977; 20050311-0027337; 20051102-0132731; 20060512-0055855 and 20060512-0055856, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060303-0025044, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3241 Woodpoint Dr., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of November, 2017.

Brian Moore, Jr.

Sarah Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2017, before me personally appeared Brian Moore, Jr. and Sarah Moore, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of November, 2017.

Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.